

CITY COUNCIL MINUTES

October 24, 2011

The Honorable Council of the City of Evansville met on regular session at 5:30 p.m. on Monday, October 24, 2011 in the City Council Chambers, Room 301 Civic Center Complex, Evansville, Indiana, with President B.J. Watts presiding. The following business was conducted.

These minutes are not intended to be a verbatim transcript. Audiotapes of this meeting are on file in the City Clerk's Office.

ROLL CALL:

Present: McGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, Watts.

There being nine (9) members present and zero (0) members absent and nine (9) members representing a quorum, I hereby declare this session of the Common Council officially open.

PLEDGE OF ALLEGIANCE

This evening the pledge of allegiance was led by Councilwoman Bredhold.

President Watts: Fellow Councilmen and those in the audience, welcome to the October 24, 2011 meeting of the Common Council.

TEEN ADVISORY COUNCIL

Alyssa Wickham, Ben Hubers, Emily Walden, Kelly Liang, Leah Adams and Favene Billa.

COUNCIL ATTORNEY

John Hamilton is City Council Attorney this evening.

SERGEANT AT ARMS

There is no Sergeant at Arms this evening.

READING AND AMENDMENT OF MINUTES

Is there a motion to approve the minutes of the October 17, 2011 meeting of the Common Council as written?

Councilman John moved and Councilwoman Mosby seconded the motion to approve the minutes of the regular meeting of the Common Council held October 17, 2011. Voice vote.
So ordered.

REPORTS AND COMMUNICATIONS

IN YOUR OCTOBER 21st PACKET:

- *City Council Agenda for October 24, 2011 meeting.
- *Committee Meeting Schedule.
- *City Council Meeting Minutes from the October 17, 2011.
- *Vacation Study & Return Receipts for G-2011-18.
- *News Releases: Swonder Ice Arena First City Facility to Offer Free Wi-Fi.

ON YOUR DESK THIS EVENING:

- *Remonstrance to Petition for Vacation of Public Way (G-2011-18).
- *A letter from Jennifer Elston requesting a continuance for Ordinance G-2011-18.
- *South Evansville Neighborhood Community Revitalization Plan.

*A copy of Resolution C-2011-31, a Resolution in support of the South Evansville Neighborhood Community Revitalization Plan.

Councilwoman Robinson moved and Councilman Friend seconded the motion to receive, file and make these reports and communications a part of the minutes of the meeting. Voice vote. So ordered.

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

There was nothing filed for First Reading.

CONSENT AGENDA

SECOND READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-18 PUBLIC WORKS MOSBY

An Ordinance to vacate certain public ways or public places within the City of Evansville, Indiana, commonly known as that part of the Clark Street Right-of-way between S. Third Street and Ingle Street, platted in the lower enlargement of Evansville Plat Book E, Page 21, in the City of Evansville, in Vanderburgh County, Indiana.

ORDINANCE G-2011-19 FINANCE FRIEND

An Ordinance authorizing The City of Evansville, Indiana to issue its "Economic Development Revenue Bond, Series 2011A (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011B (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011C (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011D (University of Evansville Project)", and Its "Economic Development Revenue Bond, Series 2011E (University of Evansville Project)" and Approving and Authorizing other Actions in Respect Thereto

ORDINANCE F-2011-16 FINANCE FRIEND

An Ordinance of The Common Council of The City of Evansville authorizing additional appropriations of funds within a City Department

RESOLUTION C-2011-28 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville ratifying the 2012 Consolidated Housing & Community Development Annual Action Plan

RESOLUTION C-2011-29 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for Redevelopment and/or Rehabilitation of Property located at 4301 Washington Avenue, Evansville, Indiana Burdette Oaks Apartments, L.P. (Pioneer Development Services, Inc.)

RESOLUTION C-2011-30 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for Redevelopment and/or Rehabilitation of Property Located at Elliott, Cherry, Riverside, Linwood, and SE 6th St. Evansville, IN Memorial Commons, L.P. (c/o Memorial Community Development Corp.)

COMMITTEE REPORTS:

FINANCE COMMITTEE:

CHAIRMAN FRIEND

Councilman Friend: Mr. President, I was trapped in a meeting and am sorry. I yield my committee results to Councilman John.

Councilman John: Mr. President, your Finance Committee met this evening to hear and Ordinances G-2011-19 and F-2011-16 and Resolution C-2011-28 as amended and all three come forward with a do-pass recommendation. Resolutions C-2011-29 and C-2011-30 are both held in committee until November 14, 2011 at 5:15 pm.

PUBLIC WORKS COMMITTEE:

CHAIRWOMAN MOSBY

Councilwoman Mosby: Mr. President, your Public Works Committee met this evening to hear Ordinance G-2011-18 and it has been continued until November 14, 2011 at 5:20pm.

Councilman John moved and Councilman Friend seconded the motion to adopt the Committee Reports and move these Ordinances and Resolutions to Third Reading. Voice vote. So ordered.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-19

FINANCE

FRIEND

An Ordinance authorizing The City of Evansville, Indiana to issue its "Economic Development Revenue Bond, Series 2011A (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011B (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011C (University of Evansville Project)", Its "Economic Development Revenue Bond, Series 2011D (University of Evansville Project)", and Its "Economic Development Revenue Bond, Series 2011E (University of Evansville Project)" and Approving and Authorizing other Actions in Respect Thereto

Councilman John moved and Councilman Friend seconded the motion to adopt Ordinance G-2011-19 and call the roll.

ROLL CALL:

Ayes: McGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, Watts.

There being nine (9) ayes and zero (0) nays Ordinance G-2011-19 is hereby declared adopted.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE F-2011-16

FINANCE

FRIEND

An Ordinance of The Common Council of The City of Evansville authorizing additional appropriations of funds within a City Department

Councilwoman Mosby moved and Councilwoman Robinson seconded the motion to adopt Ordinance F-2011-16 and call the roll.

ROLL CALL:

Ayes: McGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, Watts.

There being nine (9) ayes and zero (0) nays Ordinance F-2011-16 is hereby declared adopted.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-28 as amended FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville ratifying the 2012 Consolidated Housing & Community Development Annual Action Plan

Councilwoman Robinson moved and Councilwoman Mosby seconded the motion to adopt Resolution C-2011-28 as amended and call the roll.

ROLL CALL:

Ayes: McGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, Watts.

There being nine (9) ayes and zero (0) nays Resolution C-2011-28 as amended is hereby declared adopted.

MISCELLANEOUS BUSINESS

There will not be a City Council Meeting the two Mondays, October 31st and November 7th, 2011. The next meeting of the Common Council will be November 14, 2011 at 5:30 p.m.

Reverend Adrian Brooks: South Evansville Revitalization Plan

Reverend Brooks: Good evening members of the City Council. I'll be short because it's Monday and most preachers have Mondays off because we do all of our work on Sundays. Because of the tax credit that we are engaged in, we paid for and commissioned a small study of the areas that we are focused on. We are proposing a tax credit that would allow us to build 48 units. Three complexes within that 48 are rehabs, they are vacant and in extremely in bad shape, they are dilapidated. We needed to do this plan, this revitalization plan, and it's not to be called a redevelopment plan, but a revitalization plan to substantiate again the work that we are trying to do. So many times when you do this kind of work you have desire but you may not have statistical data to support it in a substantive way the development that you do. The Indiana Community and Development folks have decided that they would give us additional points if we did a plan and that plan was supported by City Council. We presented to you this plan which really just deals with some kind of generic visionary statements about South Evansville. It talks about enhancing safety, cleanliness, continuing to celebrate diversity in those neighborhoods. I think we all agree the importance of having mixed income with housing in those neighborhoods and having affordable housing in those neighborhoods. You'll remember there was a group called the Community Builders who came in and did a study and an assessment that talked about the importance of having a pedestrian friendly community. That was a part of our study as well, where we would encourage even within our developments a lot of pedestrian activity, where people would be inclined to walk to work because there are some major anchors that exist within our designated area. We are not asking the City for any additional funds, we paid for the study ourselves. We are just saying to embrace the fact that revitalization needs to continue in the City. We picked a designated area, but we are just simply asking that fact. We have continued to work with the Department of Metropolitan Development and the City. We have a good relationship with them. We continue to work with others throughout the City as well in collaboration and cooperation. We don't want to make this report sound like there's going to be some negative activity to follow, this really embraces what we are already proposing and that's basically what this does. It embraces what we are already proposing and what we propose to you. Unfortunately, the Resolution for our tax phase-in was delayed until November 14, 2011. Again,

that is just to show support of the City for the initiatives that we are engaged in. I'll be happy to entertain any questions but that's really what this is about and nothing else. We have no other intentions, we're not going after any neighborhoods, and we're not going to be invading on anybody's property and asking the City for eminent domain or any of that, none of that. We are not asking the City for anything. We didn't even come to ask the City to help pay for it, this didn't cost the taxpayers anything. So let the liberals and the moderates and the conservatives and all of those independents and everybody else know that this didn't cost anything.

President Watts: Questions by members of the Council?

Councilman Adams: The tax credit deadline is November 1st?

Reverend Brooks: Yes sir. Our tax credit application is due November 1st and we are trying as others are around the State to get as much support from our Communities to accumulate as many points as possible because this would eventually lead to, for us, this is just for Memorial Commons the total package is probably worth about 6 million.

Councilman McGinn: So this goes in conjunction with your application for credits for the Elliott, the Cherry, the Riverside, the Linwood and the South East Sixth Street properties which are the subject matter of the tax phase-in?

Reverend Brooks: Yes sir. That's all it is.

Councilman McGinn: I note that there was a change in the Resolution. It had initially mentioned also Burdette Oaks, Pioneer Development Services in addition to this project. Are they on their own? Are you guys fighting over the same tax credits?

Reverend Brooks: Yes we are. As a matter of fact, we are competing even though we are friends and associates, Brother Terry Kiesh and Pioneer Development are doing the Burdette Oaks Project. We are doing Memorial Commons Project and the twain should not meet in this session. I am here representing just our organization.

Councilman McGinn: I understand completely, I just want to make sure that they don't think you are representing both today because of the way the Resolution was. They don't believe that? I didn't think so. Also, these may be legal questions and I'm sure I know the answer from what you said and what research I did when I saw this, this morning. This doesn't change in any way the CDBG plan that we just did or reprioritize any City type thing?

John Hamilton: No, you are not adopting the plan, you are just showing a sign of support and it's a non-binding Resolution.

Councilman McGinn: Hopefully this will give you another point or two to get some credits and take care of those magnificent buildings which should be saved.

Reverend Brooks: Yes sir. I think that the Rosenkranz which is probably the most visible of all of the buildings that we are proposing to rehab. It's a beautiful building if you love historic structures. Of all of the projects, I think enhancing that one will be more fulfilling than the others. I think all of them are important because right now they are out of service. Once they are in service, they will provide people with a nice place to live. It will enhance that neighborhood.

Those are three different areas: you have the Erie Ballard and the Glenwood and then the Blackford Grove area. Those are three happy neighborhood districts if we are able to pull this all together.

Councilwoman Bredhold: Reverend, I am accustomed to you doing your work closer to Downtown so I was surprised to see that this South Side Area goes all the way east to Green River Road. Why did you choose to make it that size of an area? Are you setting your sights on further up or further east?

Reverend Brooks: No ma'am. What this really, and I've always tried to be very transparent and honest with people. We split the cost of this report and so that's why it became more inclusive, but there is enough in there to substantiate our efforts and that's to explain that.

Councilwoman Bredhold: I see, you split it with Pioneer? And their area is closer to that? I see. Also, I am really interested in the Rosenkranz and I was wondering what your plans are. If you can talk a little bit about your plans for it.

Reverend Brooks: Yes ma'am. I brought it, as a matter of fact I almost had an accident at the Rosenkranz because the back of the second floor is missing. It drops all the way to the basement and I was on my cell phone. Fortunately, someone hollered and said to watch it because the back half is missing. At that moment, I looked up and looked down. Amen. Praise God for alerts. I'm trying to find some of the specifics on that particular project. We've been working on these floor plans and I don't know if I brought my summary with me. I think the summary is in your packets as well on the tax phase-in. On the Rosenkranz, we were able to develop 6 two-bedroom units and 6 one-bedroom units. We tried to retain as much of the original structure as we possibly can. We don't want to alter it too much because it will take away from the aesthetic integrity of the building. So we would clean the bricks, they have some graffiti on them right now. There is some tuck pointing and there is one particular portion of the wall that we were concerned about that will have to be reinforced. It is a pretty solid building, it's a beautiful structure. For those who don't know, it's right around the corner from Brentwood Nursing Home. It's on the corner of Sixth and Cherry. The other one is 711 East Riverside Drive. The other one is 660-680 on the corner of Covert and Linwood. Those are strictly rehab and then we will add 20 additional new construction units. If we are able to secure our credits at the level that we propose then we are actually looking at some duplex units with garages. It will be really nice right there on Cherry Street, right off of Cherry and Elliott. We expanded because these opportunities presented themselves. Rosenkranz has been vacant for quite a while, the Riverside has been vacant and the 660-680 was pretty decrepit as well. These were units that were in pretty bad shape. The others is just land that we are trying to build on.

Councilwoman Bredhold: Will all of the properties be rental properties? Or will any of them eventually become opportunities for home ownership?

Reverend Brooks: These are apartment complexes and duplexes, so there would be no opportunity for any future home ownership. We are building, in partnership with the Department of Metropolitan Development, we are building some single family residential both in the Glenwood Area and in the Akin Park District as well. Anyone interested in single family, we are already building those. There is one on the corner of Cass and Elliott, right in the Glenwood Area. So we are building single family residential as well. In other words, I am not in any way

tired. I'm not tired at all. We've got a lot of good projects coming down the pike. So I'm glad you mentioned single family residential because we are building those as well.

President Watts: Any other questions by members of Council?

Councilwoman Robinson moved and Councilwoman John seconded the motion to support Resolution C-2011-31 and call the roll.

ROLL CALL:

Ayes: M^cGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, Watts.

There being nine (9) ayes and zero (0) nays Resolution C-2011-31 is hereby declared adopted.

UPCOMING COMMITTEE MEETINGS:

ASD COMMITTEE:

Nothing scheduled at this time.

CHAIRWOMAN ROBINSON

FINANCE COMMITTEE:

Re: Resolution C-2011-29

Date: November 14, 2011

Time: 5:15 p.m.

Notify: Donna Crooks

CHAIRMAN FRIEND

Confirming Tax Phase-in for

.Burdette Oaks Apartments, L.P.

Pioneer Development Services, Inc.

Re: Resolution C-2011-30

Date: November 14, 2011

Time: 5:15 p.m.

Notify: Donna Crooks

Confirming Tax Phase-in for

Memorial Commons, L.P.

(c/o Memorial Community Development Corp.)

PUBLIC WORKS COMMITTEE:

Re: Ordinance G-2011-18

Date: November 14, 2011

Time: 5:20 p.m.

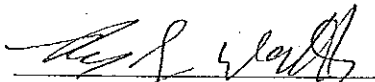
Notify: Jennifer Elston

CHAIRWOMAN MOSBY

An ordinance to vacate a portion
of Clark Street.

ADJOURNMENT

Council as a whole moved and Council as a whole seconded the motion to adjourn. Voice vote.
So ordered. Meeting adjourned at 5:55 p.m.


B. J. Watts, President


Alberta Matlock, City Clerk

ROLL CALL

PLEDGE OF ALLEGIANCE

RECOGNITION OF SCHOOLS

TEEN ADVISORY COUNCIL

READING AND AMENDMENT OF MINUTES

REPORTS AND COMMUNICATIONS

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

Nothing filed for First Reading

CONSENT AGENDA

SECOND READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-18 PUBLIC WORKS MOSBY

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ORDINANCE G-2011-19 FINANCE FRIEND

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ORDINANCE F-2011-16 FINANCE FRIEND

An Ordinance of The Common Council of The City of Evansville authorizing additional appropriations of funds within a City Department

RESOLUTION C-2011-28 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville ratifying the 2012 Consolidated Housing & Community Development Annual Action Plan

RESOLUTION C-2011-29 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for Redevelopment and/or Rehabilitation of Property located at 4301 Washington Avenue, Evansville, Indiana Burdette Oaks Apartments, L.P. (Pioneer Development Services, Inc.)

RESOLUTION C-2011-30 **FINANCE** **FRIEND**

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REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-18 **PUBLIC WORKS** **MOSBY**

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MISCELLANEOUS BUSINESS

There will not be a City Council Meeting on Monday October 31, 2011 or Monday, November 7, 2011. The next City Council meeting will be Monday, November 14, 2011 at 5:30 p.m.

Reverend Adrian Brooks: South Evansville Revitalization Plan

ADJOURNMENT

The Honorable Council of the City of Evansville is hereby called to order. Madam Clerk, please call the roll.

ROLL CALL

<input checked="" type="checkbox"/> M ^c GINN	<input checked="" type="checkbox"/> ROBINSON	<input checked="" type="checkbox"/> JOHN
<input checked="" type="checkbox"/> MOSBY	<input checked="" type="checkbox"/> FRIEND	<input checked="" type="checkbox"/> WALKER
<input checked="" type="checkbox"/> BREHOLD	<input checked="" type="checkbox"/> ADAMS	<input checked="" type="checkbox"/> WATTS

There being 9 members present, 0 members absent, and 9 members representing a quorum, I hereby declare this session of Common Council officially opened.

PLEDGE OF ALLEGIANCE

This evening the pledge of allegiance will be led by Bredhold.

Fellow Councilmen and those in the audience, welcome to the October 24, 2011 meeting of the Common Council.

RECOGNITION OF SCHOOLS

Are there any students in the audience who would like to be recognized?

SCHOOL: _____
NAME: _____

SCHOOL: _____
NAME: _____

TEEN ADVISORY COUNCIL

Alyssa Whitcomb _____
Ben Hubers _____
Favene Billa _____

COUNCIL ATTORNEY

This evening John Hamilton is City Council Attorney.

SERGEANT AT ARMS

This evening Officer _____ is our Sergeant at Arms.

READING AND AMENDMENT OF MINUTES OF PRECEDING MEETING

Is there a motion to approve the minutes of the October 17, 2011 meeting of the Common Council as written?

Councilman John moved and Councilman Mosby seconded the motion that the minutes of the regular meeting of the Common Council held October 17, 2011 be approved as written. Voice vote. _____ So ordered. _____

REPORTS AND COMMUNICATIONS
IN YOUR OCTOBER 21st PACKET:

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- *South Evansville Neighborhood Community Revitalization Plan.
- *A copy of Resolution C-2011-31, a Resolution in support of the South Evansville Neighborhood Community Revitalization Plan.

Councilman Robinson moved and Councilman Friend

seconded the motion to receive, file and make these reports and communications a part of

the minutes of the meeting. Voice vote. — So ordered. —

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

Nothing filed for First Reading

CONSENT AGENDA

SECOND READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-18 PUBLIC WORKS MOSBY

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COMMITTEE REPORTS:

FINANCE COMMITTEE

CHAIRMAN FRIEND

Councilman Friend: Mr. President, your Finance Committee met this evening to hear Ordinances G-2011-19 and F-2011-16, and both come forward with a (do-pass/do not pass) recommendation. Resolutions C-2011-29 and C-2011-30 have been continued to be heard November 14, 2011 at 5:15 p.m.

PUBLIC WORKS COMMITTEE:

CHAIRWOMAN MOSBY

Councilwoman Mosby: Mr. President, your Public Works Committee met this evening to hear Ordinance G-2011-18 and it has been continued until November 14, 2011 at 5:20 p.m.

Friend

John

~~6-14~~

Mosby Nov. 14

29 + 30 held.

Councilman John moved and Councilman Friend seconded the motion to adopt the Committee Reports and move these ordinances and resolutions to Third Reading. Voice vote. So ordered.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-18

PUBLIC WORKS

MOSBY

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CONTINUED
TO
Nov. 14th
5:20pm

Is there a motion to adopt Ordinance G-2011-18 and call the roll?

Councilman _____ moved and Councilman _____ seconded the motion to adopt Ordinance G-2011-18 call the roll.

ROLL CALL

____ M^cGINN

____ ROBINSON

____ JOHN

____ MOSBY

____ FRIEND

____ WALKER

____ BREHOLD

____ ADAMS

____ WATTS

There being ____ Ayes and ____ Nays, Ordinance G-2011-18 is hereby declared ADOPTED/DENIED.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE G-2011-19

FINANCE

FRIEND

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Is there a motion to adopt Ordinance G-2011-19 and call the roll?

Councilman John moved and Councilman Friend seconded the motion to adopt Ordinance G-2011-19 call the roll.

ROLL CALL

✓ M^cGINN

✓ ROBINSON

✓ JOHN

✓ MOSBY

✓ FRIEND

✓ WALKER

✓ BREHOLD

✓ ADAMS

✓ WATTS

There being 9 Ayes and 0 Nays, Ordinance G-2011-19 is hereby declared
ADOPTED/~~DENIED~~

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

ORDINANCE F-2011-16

FINANCE

FRIEND

An Ordinance of The Common Council of The City of Evansville authorizing additional appropriations of funds within a City Department

Is there a motion to adopt Ordinance F-2011-16 and call the roll?

Councilman Mosby moved and Councilman Robinson seconded the motion to adopt Ordinance F-2011-16 call the roll.

ROLL CALL

✓ M^cGINN

✓ ROBINSON

✓ JOHN

✓ MOSBY

✓ FRIEND

✓ WALKER

✓ BREHOLD

✓ ADAMS

✓ WATTS

There being 9 Ayes and 0 Nays, Ordinance F-2011-16 is hereby declared
ADOPTED/~~DENIED~~.

AS
Amended

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-28

FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville ratifying the 2012 Consolidated Housing & Community Development Annual Action Plan

Is there a motion to adopt Resolution C-2011-28 and call the roll?

Councilman Robinson moved and Councilman Mosby seconded the motion to adopt Resolution C-2011-28 and call the roll.

ROLL CALL

☒ M^cGINN

☒ ROBINSON

☒ JOHN

☒ MOSBY

☒ FRIEND

☒ WALKER

☒ BREHOLD

☒ ADAMS

☒ WATTS

There being 9 Ayes and 0 Nays, Resolution C-2011-28 is hereby declared
ADOPTED/~~DENIED~~.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-29

FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for Redevelopment and/or Rehabilitation of Property located at 4301 Washington Avenue, Evansville, Indiana Burdette Oaks Apartments, L.P. (Pioneer Development Services, Inc.)

CONTINUED

NOV 14 TH
5:15 PM

Is there a motion to adopt Resolution C-2011-29 and call the roll?

Councilman _____ moved and Councilman _____ seconded the motion to adopt Resolution C-2011-29 and call the roll.

ROLL CALL

____ M^CGINN

____ ROBINSON

____ JOHN

____ MOSBY

____ FRIEND

____ WALKER

____ BREHOLD

____ ADAMS

____ WATTS

There being ____ Ayes and ____ Nays, Resolution C-2011-29 is hereby declared ADOPTED/DENIED.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-30

FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for Redevelopment and/or Rehabilitation of Property Located at Elliott, Cherry, Riverside, Linwood, and SE 6th St. Evansville, IN Memorial Commons, L.P. (c/o Memorial Community Development Corp.)

CONTINUED
NOV 14th
5:15

Is there a motion to adopt Resolution C-2011-30 and call the roll?

Councilman _____ moved and Councilman _____ seconded the motion to adopt Resolution C-2011-30 and call the roll.

ROLL CALL

____ M^cGINN

____ ROBINSON

____ JOHN

____ MOSBY

____ FRIEND

____ WALKER

____ BREHOLD

____ ADAMS

____ WATTS

There being ____ Ayes and ____ Nays, Resolution C-2011-30 is hereby declared ADOPTED/DENIED.

MISCELLANEOUS BUSINESS

There will not be a City Council Meeting on Monday, October 31, 2011 or Monday, November 7, 2011. The next City Council meeting will be Monday, November 14, 2011 at 5:30 p.m. There are no prior Committee Meetings scheduled.

Reverend Adrian Brooks: South Evansville Revitalization Plan

Watts - Adams - Brooks - McGinn - Brooks - McGinn - Hamilton - McGinn
President Watt: Do I have a motion to support Resolution C-2011-31 Brooks - Bredhold - Brooks

Councilman Robinson moved and Councilman John
seconded the motion to support Resolution C-2011-31.

Voice vote. ✓ So ordered. ✓

OR CALL THE ROLL

ROLL CALL

<u>✓</u> M ^c GINN	<u>✓</u> ROBINSON	<u>✓</u> JOHN
<u>✓</u> MOSBY	<u>✓</u> FRIEND	<u>✓</u> WALKER
<u>✓</u> BREHOLD	<u>✓</u> ADAMS	<u>✓</u> WATTS

There being 9 Ayes and 0 Nays, Resolution C-2011-31 is hereby declared
ADOPTED/~~DENIED~~

Bredhold
Brooks
Bredhold
Brooks
Watts

COMMITTEE REPORTS:

ASD COMMITTEE:

Nothing scheduled at this time.

CHAIRWOMAN ROBINSON

FINANCE COMMITTEE:

Re: Resolution C-2011-29

Date: November 14, 2011

Time: 5:15 p.m.

Notify: Donna Crooks

CHAIRMAN FRIEND

Confirming Tax Phase-in for

.Burdette Oaks Apartments, L.P.

Pioneer Development Services, Inc.

Re: Resolution C-2011-30

Date: November 14, 2011

Time: 5:15 p.m.

Notify: Donna Crooks

Confirming Tax Phase-in for

Memorial Commons, L.P.

(c/o Memorial Community Development
Corp.)

PUBLIC WORKS COMMITTEE:

Re: Ordinance G-2011-18

Date: November 14, 2011

Time: 5:20 p.m.

Notify: Jennifer Elston

CHAIRWOMAN MOSBY

An ordinance to vacate a portion
of Clark Street.

ADJOURNMENT

Councilman _____ *Council as A whole 5:55 adjourned* moved and Councilman _____

seconded the motion to adjourn. Voice Vote. _____ So Ordered. _____

Meeting adjourned at _____ p.m.

CITY COUNCIL COMMITTEE MEETING SCHEDULE

.....
October 24, 2011
.....

FINANCE COMMITTEE:

CHAIRMAN FRIEND

Re: Ordinance F-2011-16

Authorizing Additional Appropriations DMD

Date: October 24, 2011

Time: 5:00 p.m.

Notify: Jane Reel (DMD)

Re: Ordinance G-2011-19

EDC Bonds/ U of E Project

Date: October 24, 2011

Time: 5:00 p.m.

Notify: Jane Reel (DMD)

Re: Resolution C-2011-28

Ratifying the 2012 Consolidated Housing & Community
Development Annual Action Plan

Date: October 24, 2011

Time: 5:10 p.m.

Notify: Jane Reel (DMD)

Re: Resolution C-2011-29

Confirming Tax Phase In Burdette Oaks

Date: October 24, 2011

Time: 5:15 p.m.

Notify: Donna Crooks (GAGE)

Re: Resolution C-2011-30

Confirming Tax Phase In Memorial
Commons

Date: October 24, 2011

Time: 5:15 p.m.

Notify: Donna Crooks (GAGE)

PUBLIC WORKS COMMITTEE:

CHAIRWOMAN MOSBY

Re: Ordinance G-2011-18

Clark Street Vacation

Date: October 24, 2011

Time: 5:20 p.m.

Notify: Jennifer Elston

Evansville, Indiana

2011-2015

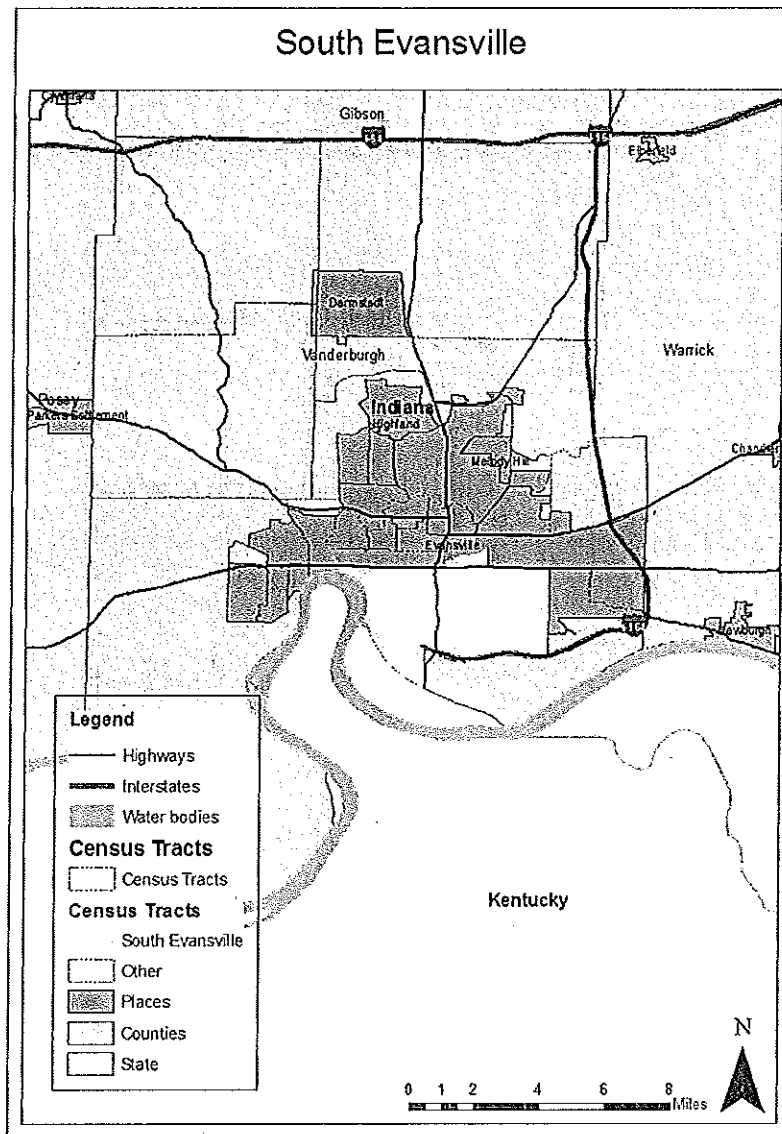
**South Evansville Neighborhood
Community Revitalization Plan**

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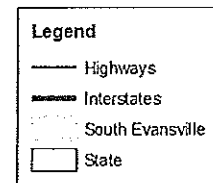
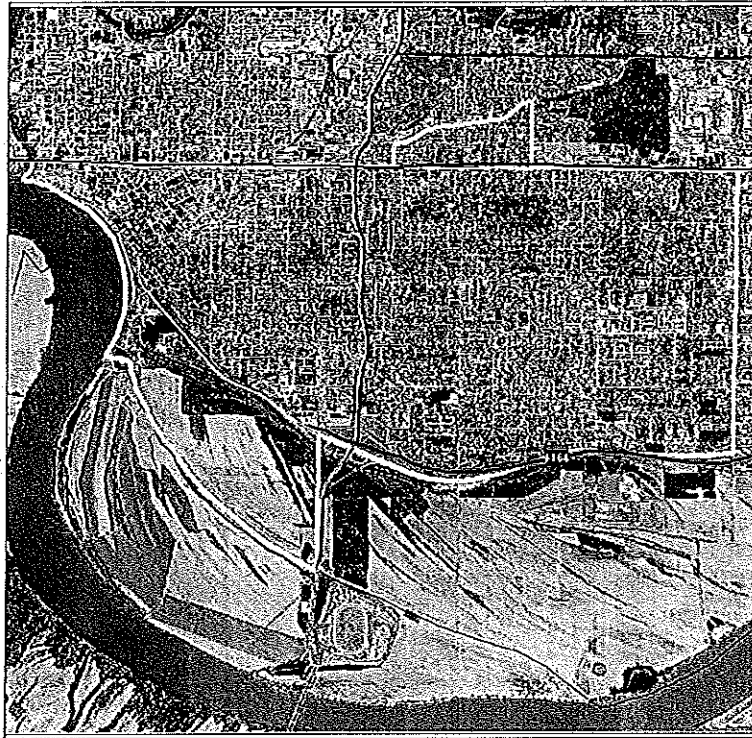
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TARGET AREA

The target area that is the subject of the South Evansville Redevelopment Plan is roughly bounded by SR 62/66 to the north, S Green River Road to the east, I-164 to the south, and the Ohio River to the west. For data analysis purposes the neighborhood included Census Tracts 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 36, 37.01, and 37.02 using Census 2010 geography. Maps of the Census Tracts are included in Appendix C.



South Evansville Target Area Aerial Photo



0 0.25 0.5 1 1.5 2 Miles



PURPOSES OF THE PLAN

The purposes of the South Evansville Community Revitalization Plan are to assess the assets, liabilities, and needs of the target area, identify potential revitalization strategies, and to articulate a reasonable action plan to implement these revitalization strategies. The Plan is intended to take a comprehensive community development approach to the redevelopment and revitalization of the target area in terms of availability of quality affordable housing, access to transportation, infrastructure improvements, crime prevention, availability of private and public services, access to quality commercial and retail establishments, access to quality education, availability of recreational facilities, and improved walkability. The ultimate underlying goal of the Plan is to foster revitalization efforts that will have a positive impact on the lives of the residents of the neighborhoods comprising the target area.

This Plan describes the planning process utilized to develop the Plan; provides an assessment of neighborhood demographics, assets, and infrastructure; articulates the vision for the South Evansville Target Area; and articulates a Five-Year Revitalization Plan for the area.

PLANNING PROCESS

The South Evansville Redevelopment Plan process included detailed analysis of the demographic baseline conditions in the target area, input from the area residents in a public forum, and extensive discussions with the Evansville Department of Metropolitan Development. The results of these efforts were combined into a vision and revitalization plan for the area.

COMMUNITY INPUT PROCESS

Residents were invited to participate in a public forum. Residents were informed of this opportunity through a meeting announcement that was printed in the local newspaper (see Evansville Courier Public Forum Notice in Appendix B). Residents were asked to provide input on existing neighborhood assets and their views on the neighborhood's infrastructure, residential development, commercial development, and key services. The valuable feedback provided by the community is included in the section on Neighborhood Assessment and is also reflected in the Five-year Revitalization Strategy.

A list of community residents who attended the public forum is set forth in Appendix A.

FINDINGS FROM PUBLIC FORUM

Residents who attended the public forum were asked to provide input on the area's assets, issues, what is important to the area, what is being done and what can be done better, what they would like to see as the future of the area, and who should be included as community partners.

Assets identified included: Memorial Baptist Church, the Visiting Nurses Association, Brentwood Nursing Home, Glenwood Neighborhood Initiative, St. Mary's Hospital, Schnuck's, Old National Bank, and Fifth Third Bank.

Issues identified included: Crime, drugs, potential gang activity, traffic, vacant lots and vacant buildings, substandard housing, illegal dumping/trash.

Residents noted that the following activities are already underway: Memorial Community Development Corporation Youth Employment Program clean-up projects, Glenwood Initiative (garden program and health clinic), and the Front Door Pride program.

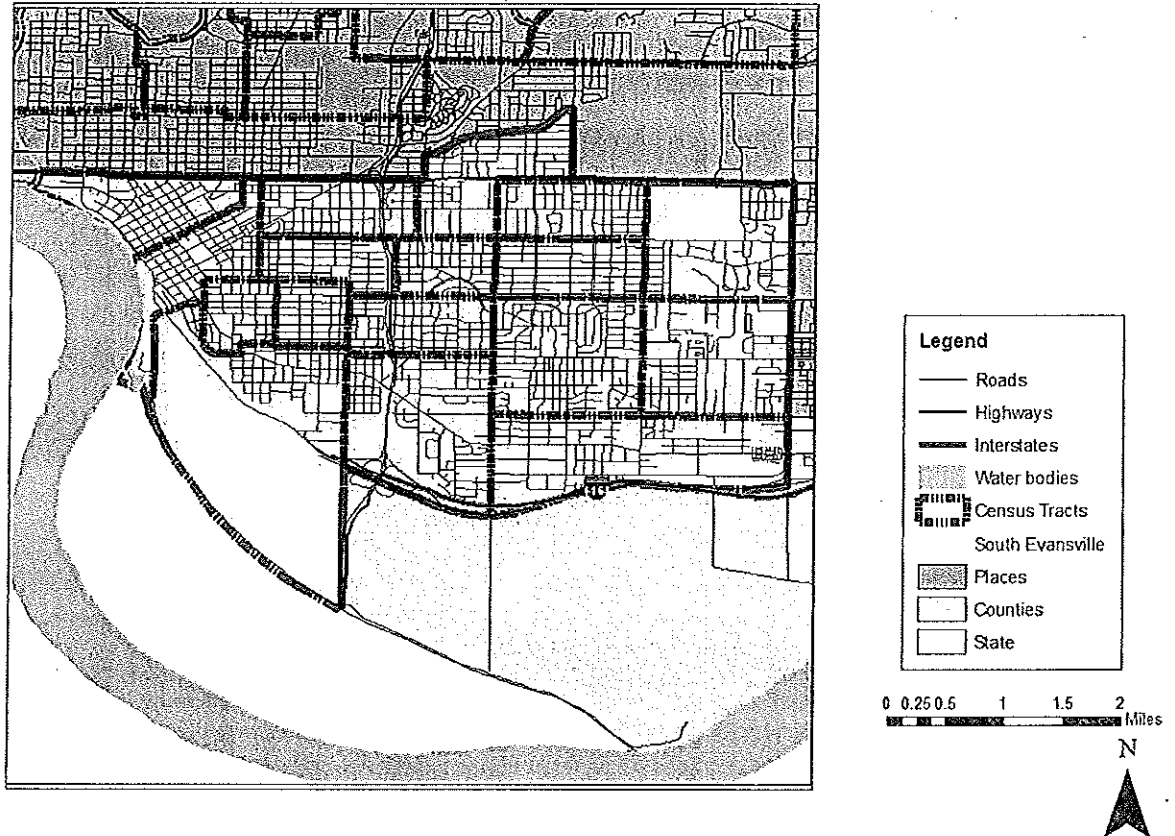
They felt that areas where things could be done better were: removing blighted structures / vacant houses and buildings and removing slum lords.

Potential partners identified included: City of Evansville (specifically, Dept. of Metropolitan Development and Water and Sewer Dept.); Evansville Public Libraries; Glenwood School, Hebron Elementary School, Lincoln Elementary School, Bosse High School, Evansville North High School, Memorial High School, St. Mark Lutheran, Holy Rosary, Old National Bank, Fifth Third Bank.

NEIGHBORHOOD ASSESSMENT

The Evansville neighborhood is located in the southeastern part of Evansville, in Pigeon and Knight Townships, Vanderburgh County, Indiana. Evansville is the largest city in Vanderburgh County, and is also the county seat. It is located approximately 3.5 hours or 188 miles south west of downtown Indianapolis, Indiana.

South Evansville Population Analysis



SOCIAL AND ECONOMIC DEMOGRAPHICS

This section discusses social and economic characteristics in the South Evansville area, including recent trends in population, income and poverty status of residents, household types and sizes, education and employment. Data, when available, on the City of Evansville, Vanderburgh County, Indiana, and the United States is included for comparative purposes.

POPULATION

The population of the South Evansville area, nestled in the city of Evansville, the largest city in Vanderburgh County, was 48,080 as of the 2010 Census. This section of the analysis is based on data extracted from 2010 U.S. Census Summary File 1 (SF1). SF1 tables give counts and information of the population on age, sex, race, Hispanic/Latino origin, household relationship, and rented or owned residences, from 100 percent of the population in different units of geography (U.S. Census Bureau).

Since tract data is not available in all categories, this is the only section in the document that reports tract data for the 17 tracts, as of Census 2010, that make the neighborhood. From 2000 to 2010 this area experienced a population decline (-7.1%), not in line with the county (4.5%) or state rate (6.6%) of growth during this period. The city of Evansville experienced a decline in growth as well (-3.4%). During the 2000s, the growth that did occur tended to be in unincorporated areas in much of the state until the recession beginning in 2008 and subsequent decline in overall housing construction.

The racial composition of the area is predominantly white (71.6%), which is more diverse than the city, county, or state and comparable to the national racial composition. The area is 22.1% black, compared to 12.6% citywide in Evansville. The area also has a slightly higher multi-racial and Hispanic population than Evansville as a whole. The entire area has become more diverse in the last decade. The area has a larger female population (52.2%) than male (47.8%) and is slightly more female than the city, county, state, or nation. The median age in South Evansville is 35 years, slightly younger than Evansville (37) or Vanderburgh County (38). Within South Evansville there are areas with significantly older and younger populations. Census Tract 18 is the oldest with a median age of 50 years, while the youngest areas are Census Tracts 11 and 14 with a median age of 31.

Population Data

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Total Population					
2010 Census	48,040	117,429	179,703	6,483,802	308,745,538
2000 Census	51,731	121,582	171,922	6,080,485	281,421,906
Source: US Census Bureau, Census 2000 and Census 2010					

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US	
Racial Demographics										
White	34,381	71.6%	96,266	82.0%	154,882	86.2%	5,467,906	84.3%	223,553,265	72.4%
Black	10,635	22.1%	14,766	12.6%	16,347	9.1%	591,397	9.1%	38,929,319	12.6%
Asian	302	0.6%	1,160	1.0%	2,003	1.1%	102,474	1.6%	14,674,252	4.8%
Some other race	865	1.8%	1,918	1.6%	2,370	1.3%	194,124	3.0%	3,472,261	1.1%
Two or more races	1,796	3.7%	3,319	2.8%	4,101	2.3%	127,901	2.0%	9,009,073	16.3%
Source: US Census Bureau, Census 2010										

Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US		
Gender Demographics										
Female Population	25,099	52.2%	60,936	51.9%	93,032	51.8%	3,294,065	50.8%	156,964,212	50.8%
Male Population	22,941	47.8%	56,493	48.1%	86,671	48.2%	3,189,737	49.2%	151,781,326	49.2%
Source: US Census Bureau, Census 2010										

INCOME AND POVERTY DEMOGRAPHICS

Income and poverty data are compiled from the 5-year estimates in the American Communities Survey produced by the US Census Bureau, which allows for inclusion of data for the South Evansville area, something not possible with Census 2010 data.

Incomes in Evansville are generally lower in Evansville than in Vanderburgh County or Indiana. The median income in Indiana remains below the national average. The percentage of people in the South Evansville area (22.6%) living in poverty is significantly higher than Evansville (18.4%), which is still higher than Vanderburgh County (14.9%) and the state and national poverty rates. The greatest disparities are in the age 18-64 category, while a substantial percentage of children under age 18 (nearly 30%) are living in poverty.

Income and Poverty Data

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Median Household Income (2009 Dollars)					
	NA	\$35,749	\$42,579	\$47,465	\$51,425
Source: US Census Bureau, American Communities Survey 2005-2009					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Female Householders					
Female householders, no husband present	3,664	7,886	9,726	310,182	15,250,349
% Female householders, no husband present	18.5%	15.6%	13.1%	12.4%	13.1%
Female householders, no husband present, with children under 18	2,232	4,739	5,754	182,958	8,365,912
% Female householders, no husband present, with children under 18	11.3%	9.4%	7.7%	7.3%	7.2%
Source: US Census Bureau, Census 2010					

HOUSING DEMOGRAPHICS

While housing counts, occupancy, tenure, and household demographics are provided at the Census tract level in Census 2000, data on affordability is not available as part of Census 2010. Much of the housing cost and affordability data is now provided in the American Communities Survey estimates (5-year average were used for this report), but are only available at the place level and above. The average household size for the area is somewhat smaller than the comparison geographies, with 2.27 persons per household in South Evansville and 2.52 per household statewide, however South Evansville households are approximately the same size as households in Evansville. Almost 19% of households were headed by a female with no husband present. The South Evansville area represents more female householders, with no husband present than Evansville (15.6%), Vanderburgh County (13.1%), Indiana (12.4%) and the US (13.1%).

Total housing units in the neighborhood were 23,271 in 2010. Vacancy rates are higher in South Evansville than in Evansville or Vanderburgh County. The South Evansville's vacancy rate is 14.8% compared to 12.5% citywide and 10.3% county-wide. Evansville and South Evansville both have homeownership rates lower than the county and the state. Statewide nearly 70% of homes are owner occupied, compared to 56% in Evansville and 55% in South Evansville. Certain Census Tracts in South Evansville have exceptionally high vacancy rates – over 20%: Tract 11 (22.5%), Tract 12 (30.1%), Tract 13 (30.3%), and Tract 15 (21.3%). Census Tracts 4, 5, 6, and 37.01 have vacancy rates below the state average. These Census Tracts also have above average homeownership rates.

Housing affordability was also analyzed using data available at the city, county and state levels. Renters and homeowners are considered to be "cost burdened" if they pay more than 35% of a household's gross income on housing costs. Based on the data below, 19.5% of Evansville homeowners with mortgages, 10.7% of homeowners without mortgages, and 42.7% of renters are cost burdened. The median home value in Evansville is considerably lower than in Vanderburgh County or Indiana. Median home value in Evansville in 2009 was \$87,600 compared to \$108,100 county-wide and \$120,000 in Indiana. Hence, even with relatively low housing prices affordability remains a challenge in Evansville.

Housing stock in Evansville is also older than in Vanderburgh County, with 27% of the city's housing stock built before 1940 compared to 22% county-wide. Evansville has also seen much less homebuilding activity in the last decade, with only 3.6% of the housing stock built since 2000. Nearly 9% of Vanderburgh County's housing stock has been built since 2000.

Housing Data

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Households, Household Size, Type, Average Family Size					
Total households	19,766	50,588	74,454	2,502,154	116,716,292
Average household size	2.27	2.23	2.31	2.52	2.58
Average family size	2.96	2.91	2.93	3.05	3.14
Households with children under 18	5853	13,959	21,512	832,668	38,996,219
Households with individuals over 65	4617	12,334	18,537	598,795	29,091,122
Source: US Census Bureau, Census 2010					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Female Householders					
Female householders, no husband present	3,664	7,886	9,726	310,182	15,250,349
% Female householders, no husband present	18.5%	15.6%	13.1%	12.4%	13.1%
Female householders, no husband present, with children under 18	2,232	4,739	5,754	182,958	8,365,912
% Female householders, no husband present, with children under 18	11.3%	9.4%	7.7%	7.3%	7.2%
Source: US Census Bureau, Census 2010					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Occupancy Status and Tenure					
Total housing units	23,271	57,799	83,003	2,795,541	131,704,730
Vacancy rate	14.8%	12.5%	10.3%	10.5%	11.4%
Owner occupied	55.4%	56.0%	64.5%	69.9%	65.1%
Renter occupied	44.6%	44.0%	35.5%	30.1%	34.9%
Source: US Census Bureau, Census 2010					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Housing Value and Expense					
Median Gross Rent	NA	\$628	\$646	\$671	\$817
Median Value of Homeowner Unit	NA	\$87,600	\$108,100	\$120,000	\$185,400
Source: US Census Bureau, American Communities Survey 2005-2009					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Housing Affordability					
% of renters paying more than 35% of income on housing costs	NA	42.7%	43.6%	39.3%	41.0%
% of homeowners (with mortgage) paying more than 35% of income on housing costs	NA	19.5%	17.7%	19.3%	27.9%
% of homeowners (without mortgage) paying more than 35% of income on housing costs	NA	10.7%	9.4%	9.7%	12.1%
Source: US Census Bureau, American Communities Survey 2005-2009					

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US		
Year Structure Built											
2005 or later	NA	NA	463	0.8%	1,304	1.6%	65,623	2.4%	3,708,567	2.9%	
2000-2005	NA	NA	1,654	2.8%	6,117	7.5%	224,872	8.1%	10,774,495	8.4%	
1990-1999	NA	NA	3,211	5.5%	7,435	9.1%	404,289	14.6%	18,111,220	14.2%	
1980-1989	NA	NA	5,152	8.9%	8,582	10.5%	285,168	10.3%	18,335,229	14.4%	
1970-1979	NA	NA	7,154	12.3%	9,604	11.8%	402,848	14.5%	21,289,228	16.7%	
1960-1969	NA	NA	6,440	11.1%	8,536	10.5%	325,408	11.7%	14,784,435	11.6%	
1950-1959	NA	NA	10,389	17.9%	12,770	15.7%	336,501	12.1%	14,662,154	11.5%	
1940-1949	NA	NA	7,709	13.3%	9,155	11.2%	184,890	6.7%	7,601,471	6.0%	
Before 1940	NA	NA	15,903	27.4%	17,902	22.0%	546,250	19.7%	18,432,913	14.4%	
Source: US Census Bureau, American Communities Survey 2005-2009											

EMPLOYMENT DEMOGRAPHICS

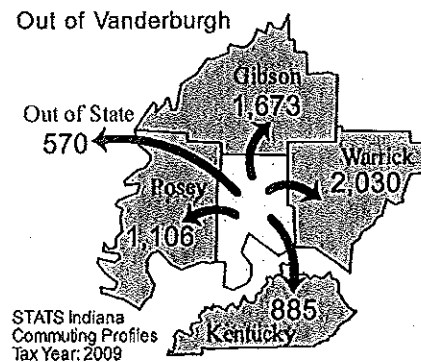
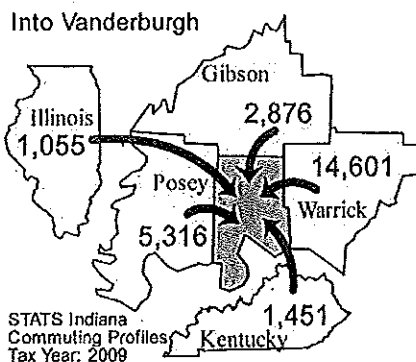
The largest share of jobs in Vanderburgh County is in Health Care and Social Services (17.5), Retail Trade (11.9%), and Manufacturing (11.6%). Health Care and Social Services is a broad sector ranging from low income jobs to very high income positions. The average annual wage for Health Care and Social Services in Vanderburgh County in 2010 was \$41,678. Retail Trade is comprised of relatively low wage jobs with an average annual pay of \$22,906. Manufacturing pays some of the highest wages in Vanderburgh County, with an annual wage of \$55,705. The highest wage industries in Vanderburgh County are: Management (\$78,000), Mining (\$63,180), Utilities (\$58,669), and Construction (\$55,926). Health Care and Social Services and Manufacturing both have higher annual wages in Vanderburgh County than statewide. Management and Mining also pay more locally than statewide. Employment and wage data are not available at the city or Census tract level.

Nearly 80 percent of the Vanderburgh County work force lives in the county. Approximately four times as many people come to Vanderburgh County to work than leave the county for work elsewhere. Most of the workers coming into the county for work are from Warrick County.

Evansville residents in general have lower educational attainment than the Vanderburgh County population or Indiana as a whole. Only 17.8% of Evansville residents have a Bachelor's degree or higher, compared to 21.3% in Vanderburgh County and 21.9% statewide.

Employment and Education Data

Vanderburgh County	
Work Residence Patterns (2009)	
Number of people who live in Vanderburgh County and work (resident labor force)	112,880
Number of people who live AND work in Vanderburgh County	105,670
Total number of people who work in Vanderburgh County (work force)	133,983
Number of people who live in Vanderburgh County but work outside the county	7,210
Number of people who live in another county (or state) but work in Vanderburgh County	28,313
Source: Stats Indiana derived from IT 40 data	



Vanderburgh County Employment and Earnings by Industry, 2010	Employment	Percent	Average Weekly Wage	Average Annual Wage
Total by place of work	103866		\$ 744.75	\$ 38,727
Agriculture	127	0.1%	\$ 478.75	\$ 24,895
Mining	94	0.1%	\$ 1,215.00	\$ 63,180
Utilities	920	0.9%	\$ 1,128.25	\$ 58,669
Construction	6916	6.7%	\$ 1,075.50	\$ 55,926
Manufacturing	12077	11.6%	\$ 1,071.25	\$ 55,705
Wholesale Trade	4403	4.2%	\$ 902.25	\$ 46,917
Retail Trade	12325	11.9%	\$ 440.50	\$ 22,906
Transportation & Warehousing	4385	4.2%	\$ 760.75	\$ 39,559
Information	2167	2.1%	\$ 893.50	\$ 46,462
Finance & Insurance	2401	2.3%	\$ 920.50	\$ 47,866
Real Estate	1499	1.4%	\$ 584.00	\$ 30,368
Professional Services	3506	3.4%	\$ 998.00	\$ 51,896
Management	3230	3.1%	\$ 1,500.00	\$ 78,000
Administration & Waste Management	6202	6.0%	\$ 423.25	\$ 22,009
Educational Services	6682	6.4%	\$ 729.50	\$ 37,934
Health Care & Social Services	18208	17.5%	\$ 801.50	\$ 41,678
Arts & Recreation	2092	2.0%	\$ 401.75	\$ 20,891
Accommodations & Food Service	9769	9.4%	\$ 249.25	\$ 12,961
Other Services	3733	3.6%	\$ 495.00	\$ 25,740
Public Administration	3133	3.0%	\$ 785.50	\$ 40,846
Unallocated	0	0.0%	\$ -	\$ -
<i>Source: US Census Bureau, Bureau of Labor Statistics, Covered Employment and Wages 2010</i>				

Evansville Neighborhood			Evansville		Vanderburgh County		Indiana		US		
Educational Attainment for Population 25 Years and Older											
Less than 9th Grade	NA	NA	3,616	4.6%	4,595	3.9%	183,283	4.4%	12,550,193	6.4%	
9th through 12th Grade, No Diploma	NA	NA	9,532	12.1%	11,188	9.6%	404,985	9.8%	17,894,984	9.1%	
HS Diploma	NA	NA	27,452	34.9%	40,238	34.4%	1,504,570	36.5%	57,861,689	29.3%	
Some College	NA	NA	18,049	23.0%	26,815	22.9%	825,853	20.1%	40,105,283	20.3%	
Associates Degree	NA	NA	5,988	7.6%	9,211	7.9%	296,691	7.2%	14,663,437	7.4%	
Bachelor's Degree	NA	NA	9,295	11.8%	16,544	14.1%	511,889	12.4%	34,384,717	17.4%	
Graduate or Professional Degree	NA	NA	4,691	6.0%	8,375	7.2%	325,515	7.9%	19,980,460	10.1%	
Source: US Census Bureau, American Communities Survey 2005-2009											

NEIGHBORHOOD ASSETS

The South Evansville area is located south of the Lloyd Expressway and north of I-164/Veteran's Memorial Drive and the Ohio River in Evansville, Indiana. The area is an urban mix of single and multi-family housing and commercial uses. Amenities such as trails, libraries, schools, places of worship, police and fire stations, and hospitals are identified in the maps at the end of this section.

Assets identified by the local residents were:

Memorial Baptist Church – Located at 645 Canal Street the church has a variety of ministries that serve families, people over 50, singles, cancer patients and families, recreation opportunities, and the performing arts.

Visiting Nurses Association – Provided nonmedical and nursing, therapy, mental health services, wound care, disease management, and hospice services to residents in the area.

Brentwood Nursing Home – Located at 30 East Chandler Avenue, Brentwood is a part of the Golden Living Centers company and has 114 beds to provide short and long term assistance to a variety of patients including those on Medicare or Medicaid.

Glenwood Neighborhood Initiative – an initiative led by the Evansville Habitat for Humanity affiliate with a variety of non-profit, public, and for profit partners. Their vision is to be a model neighborhood.

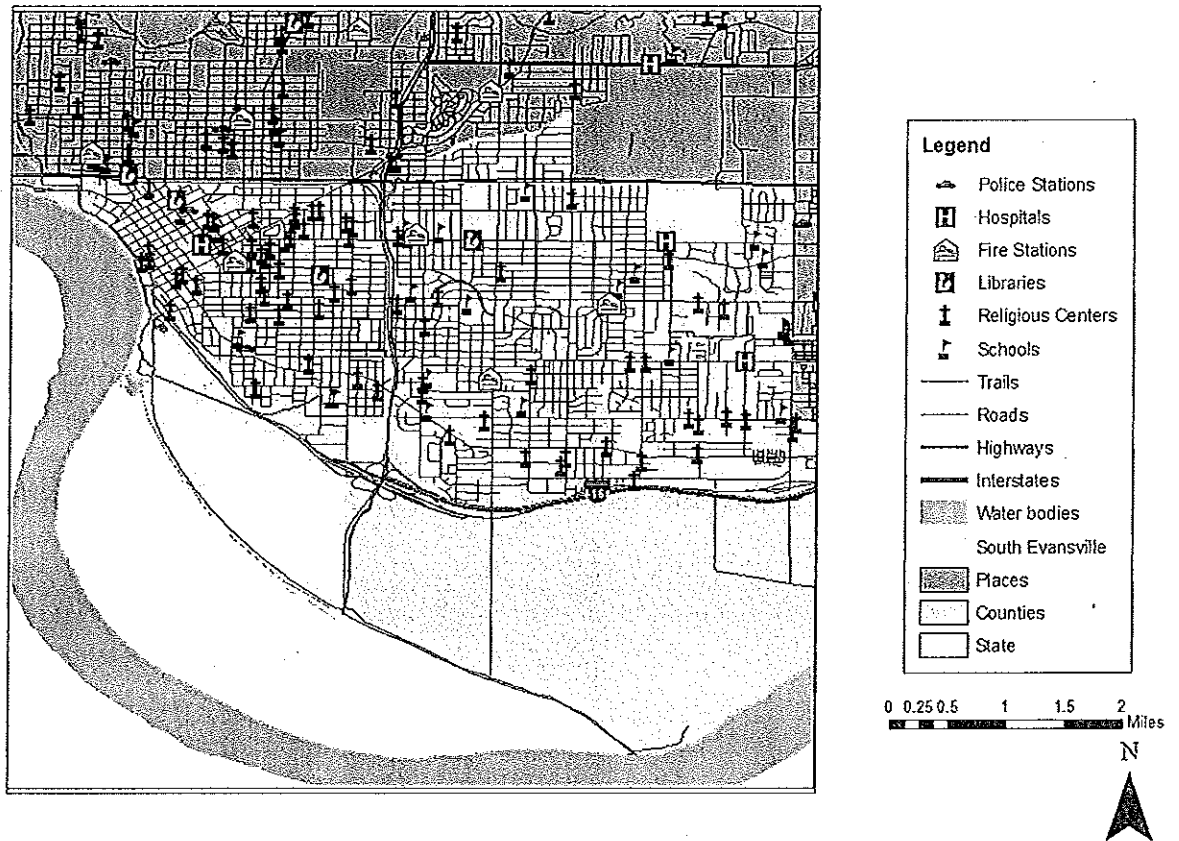
St. Mary's Hospital – Located at 3700 Washington Avenue, the hospital has nearly 4,000 employees and provides both inpatient (498 beds) and outpatient services. The Catholic-sponsored not-for-profit is a Level II Trauma Center for adults and pediatric patients.

Schnuck's Market – A St. Louis-based family-owned grocery store.

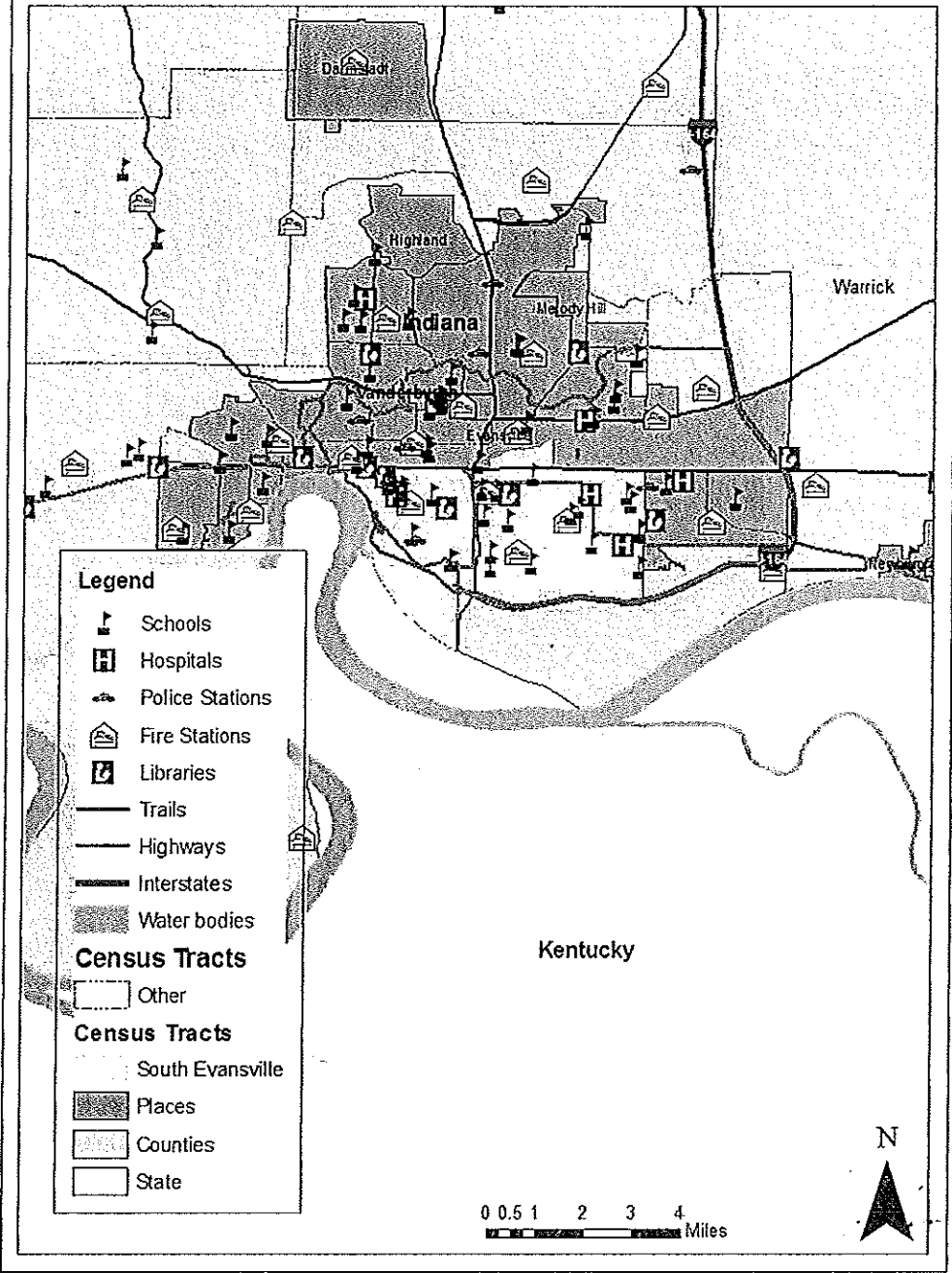
Old National Bank – an Evansville-based banking chain with many locations and a community foundation and community development programs.

Fifth Third Bank – a Cincinnati, Ohio-based bank with many locations in Evansville and a community foundation.

South Evansville Area Amenities



Evansville Amenities



INFRASTRUCTURE ANALYSIS

TRANSPORTATION

Evansville is served by Interstates 64 and 164. Interstate 164 is a partial loop around the east side of the city that curves back into the city core north of the Ohio River. The city is also served by US 41 for connections to Terre Haute to the north and Kentucky to the south. State Roads 62 and 66 provide east-west access and SR 57 provide access to the airport and US 41 on the north side of the city. Primary east-west streets in the South Evansville area include Walnut Street, Lincoln Avenue, Washington Avenue, Covert Avenue, and Pollack Avenue, while primary north-south streets include Governor Street, Vann Avenue, and S Green River Road. US 41 also provides primary north-south access through the South Evansville area.

Bus transit routes that substantially serve the South Evansville area include: Covert Route, Lincoln Avenue Route, Walnut Route, Washington Avenue Route, Downtown North Main Trolley Collector, and the Shopper's Shuttle.

WATER SYSTEM COMPONENTS

The City of Evansville's Water Department withdraws water from the Ohio River. The 60 million gallon per day treatment plant filters, treats, monitors, and tests the water prior to delivering it to its customers. The laboratory tests the water within the plant and throughout the distribution system 365 days per year to insure the quality meets or exceeds all federal and state water quality standards. The Evansville Water Department delivers water to approximately 75,000 customers in Vanderburgh, Gibson, and Warrick counties either directly or indirectly through wholesale customers of German Township Water, Gibson Water, Town of Elberfeld, or Town of Newburgh.

The Evansville Water Department has 8 storage tanks in its system including the newest addition completed in July 2010, a 500,000 gallon elevated storage tank located on the campus of the University of Southern Indiana.

There are approximately 1,000 miles of water mains in the system and includes approximately 6,000 fire hydrants.

The Evansville Water Department produced an average of 23 million gallons of water per day in 2010 and had a 2010 one day maximum of 34.7 million gallons of water produced on July 7, 2010. (City of Evansville)

SEWER SYSTEM COMPONENTS

The Westside Wastewater Treatment Plant (Capacity - 20.6 MGD) and Eastside Wastewater Treatment Plant (Capacity - 18 MGD) treat wastewater from the western and eastern basins of Evansville, respectively. Both wastewater treatment plants treated effluent discharges to the Ohio River. (City of Evansville)

OPEN SPACE COMPONENTS

South Evansville is served by a variety of parks through the City of Evansville Department of Parks & Recreation. The parks in the area include:

Special Facilities:	Lorraine Park
Main Park Office	Anthony Oates Park
CK Newsome Community Center	Vann-Pollack Park
Victory Theater	Mini-Parks:
Community Parks:	Stevenson Park
State Hospital Grounds	Line Street Park
Neighborhood Parks:	Goosetown Park
Bellmeade Park	Caldwell Park
Bayard Park	Aquatic Centers:
Sunset East Park	Rochelle Pool
Tepe Park	Tepe Pool
Akin Park	Lorraine Pool
Vann Park	Anthony Oates Pool

UTILITY COMPONENTS

South Evansville residents and businesses are served by the following utilities:

Water/Sewer: City of Evansville Water & Sewer Utilities

Gas/Electric: Vectren Energy Services

Telephone & Internet: Variety of providers including AT&T and WOW!

VISION FOR SOUTH EVANSVILLE

Based upon the input received from area residents, input from the Evansville Department of Metropolitan Development, demographic data, an assessment of the neighborhood assets, resources, liabilities, and needs, the following articulates the vision for the South Evansville Target Area:

South Evansville will be an area that prides itself for being safe and clean. The area will be diversified, mixed-income, and walkable with affordable housing.

To that end, the following goals have been established:

Safety: South Evansville will have a lower crime rate than the City of Evansville and residents will feel safe.

Cleanliness: South Evansville will be an area where the cleanliness of properties and streets is noticeable.

Diversified: South Evansville will be an area with residents of varied racial, religious, educational, and professional backgrounds.

Mixed-income: South Evansville will be an area with residents at all income levels.

Affordable Housing: South Evansville will be an area where housing opportunities are available to people of a variety of income levels.

Walkable: South Evansville will be an area that supports walking for transportation with strong pedestrian connections between destinations.

FIVE-YEAR REVITALIZATION PLAN

1. SAFETY

Goal: South Evansville will have a lower crime rate than the City of Evansville and residents will feel safe.

Action Steps	Year				
	1	2	3	4	5

Develop a Crime Watch program to reduce opportunities for crime	*	*	*	*	*
Work with homeowners to reduce blight that creates opportunities for crime	*	*	*	*	*
Support installation of street lighting when development or redevelopment occurs	*	*	*	*	*
Increase police patrols (car, bike, foot) in the area	*	*	*	*	*

2. CLEANLINESS

Goal: South Evansville will be an area where the cleanliness of properties and streets is noticeable.

Action Steps	Year				
	1	2	3	4	5

Host an area-wide cleanup day annually to properly dispose of larger items and build community spirit around being clean.	*	*	*	*	*
Seek funding for and provide homeownership repair and maintenance	*	*	*		
Seek funding for an install trash and recycling receptacles at bus stops and other key locations	*	*	*		
Host an area-wide competition for cleanliness			*	*	*
Work with the street department to have the streets swept regularly	*	*	*	*	*

3. DIVERSIFIED

Goal: South Evansville will be an area with residents of varied racial, religious, educational, and professional backgrounds.

Action Steps	Year				
	1	2	3	4	5

Encourage ecumenical programs that are inclusive of a variety of religious traditions.	*	*	*	*	*
Host area-wide social events to bring people of varied racial, religious, educational, and professional backgrounds together.	*	*	*	*	*
Ensure fair lending practices in the area for construction of new residential units and homeownership opportunities.	*	*	*	*	*

4. MIXED-INCOME

Goal: South Evansville will be an area with residents at all income levels.

Action Steps	Year				
	1	2	3	4	5
Encourage development of affordable housing opportunities for rental and home ownership.	*	*	*	*	*
Support new homeowners through assistance on maintenance and repair.			*	*	*
Encourage homeownership through financial and homeowner information seminars.			*	*	*
Provide housing opportunities for young singles and couples, families with young children, and older adults.			*	*	*
Develop a sense of community in apartment complexes through regular activities.				*	*

5. AFFORDABLE HOUSING

Goal: South Evansville will be an area where housing opportunities are available to people of a variety of income levels.

Action Steps	Year				
	1	2	3	4	5
Attract affordable housing developers to the target area by providing support to developers.	*	*	*	*	*
Construct new multi-family rental housing units.		*	*	*	*
Convert vacant structures into affordable rental housing.		*	*	*	*
Attract affordable housing funding sources to the target area.	*	*	*	*	*

6. WALKABLE

Goal: South Evansville will be an area that supports walking for transportation with strong pedestrian connections between destinations.

Action Steps	Year				
	1	2	3	4	5
Require new development, redevelopment, or expansion projects to provide sidewalks.	*	*	*	*	*
Support "filling the gaps" in the sidewalk network.			*	*	*
Prioritize pedestrian connections to transit.	*	*	*	*	*
Encourage schools to develop Safe Routes to School plans and programs.		*	*	*	*

PROJECT-BASED FURTHERANCE OF PLAN GOALS

The proposed Burdette Oaks Apartments development entails the demolition of the blighted, uninhabitable nursing home building located at 4301 Washington Avenue in Evansville, which is an eyesore and nuisance to the neighborhood, and building a new 56-unit affordable housing apartment community with a community building, playground, gazebo, picnic area, landscaping, green space, and other project amenities. By redeveloping the vacant, under-utilized property into a vibrant apartment community, the Burdette Oaks Apartments project is extremely important in promoting the goals of the South Evansville Redevelopment Plan.

The proposed Memorial Commons project is a scattered-site, 48-unit affordable housing development located at 801 S.E. 6th Street, 660 Covert Avenue, 721 E. Riverside Drive, 412 S. Elliott, 502-520, 515-521, and 651-659 E. Cherry Streets in Evansville. The proposed development entails the renovation of three (3) vacant, deteriorated apartment buildings, demolition of vacant, deteriorated single-family homes and building new duplex units on those lots as well as surrounding vacant lots. By redeveloping the vacant, under-utilized, blighted properties into vibrant residential communities, the Memorial Commons project is extremely important in promoting the goals of the South Evansville Redevelopment Plan.

Pursuing the development of the two (2) proposed projects above will be the first steps in the implementation of the South Evansville Redevelopment Plan. Future projects will be vigorously pursued to further the goals of the Plan.

ADOPTION OF THE PLAN

The South Evansville Redevelopment Plan has been adopted by the Board of Directors of the Memorial Community Development Corporation (see MCDC Board Resolution in Appendix D).

The Plan has also been adopted by the Evansville City Council (see Evansville City Council Resolutions in Appendix E).

APPENDIX A: PUBLIC FORUM PARTICIPANTS

October 10, 2011

Sign In Sheet

Signature (First & Last Name)

1	Senita Cabell
2	Marlene Feltus
3	John [unclear]
4	Rashadiah Jett
5	Sharon D. McPherson Jr.
6	Kelvin Reynolds
7	Clodine Baker
8	E. Louise Madison
9	Cristina Carter
10	Valerie Morgan-Stewart
11	Karna Brown
12	Dr. M. M. [unclear]
13	Levy Kessler
14	Alonso Hernandez
15	Vanessa Brown
16	
17	
18	
19	
20	

**PUBLIC NOTICE COMMUNITY
REVITALIZATION PLAN PUBLIC FORUM
TO ALL INTERESTED AGENCIES,
GROUPS, AND PERSONS**

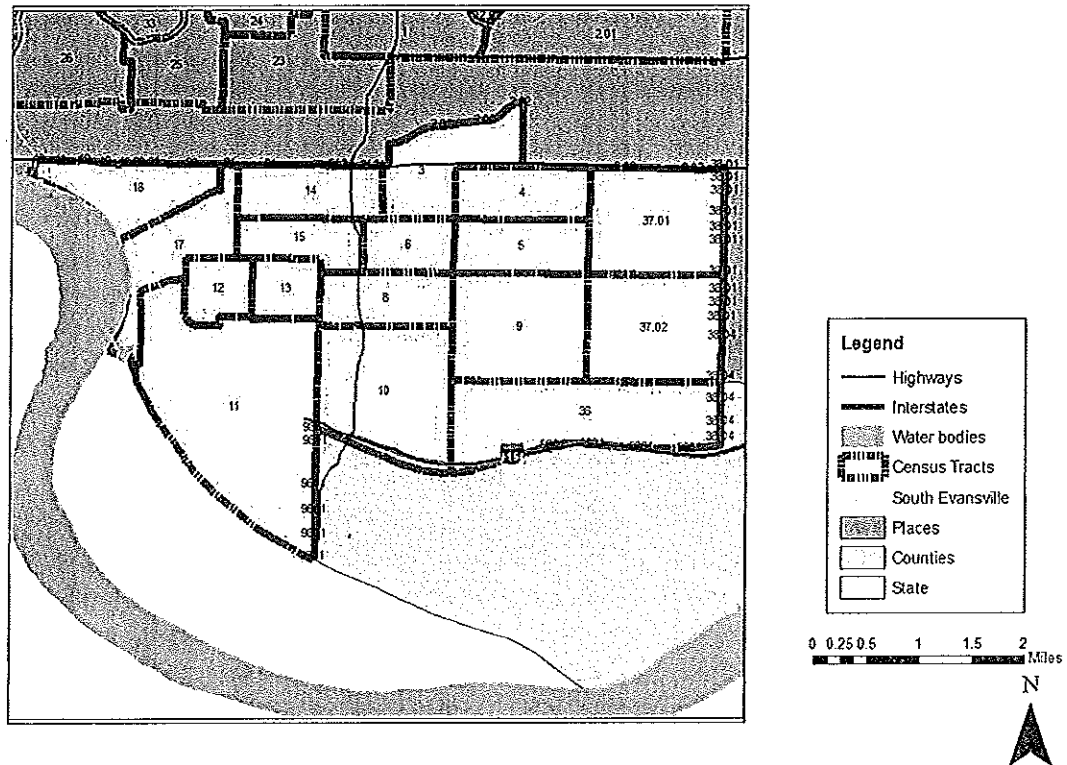
A public forum will be held at 11:00 am on October 10, 2011, to provide the opportunity for community input into a revitalization plan for the area that borders Lloyd Expressway (Hwy. 68) to north and Interstate 164 to the east, south, and west in Evansville, IN.

The meeting will be held at Memorial Baptist Church, 645 Canal Street, Evansville, IN. If you have special needs addressed by the Americans with Disabilities Act, please call (812) 422-7676 at least 5 days prior to the hearing. Written comments will also be accepted at: Pioneer Development Services, Inc., 4312 W. Whiteland Road, Bangersville, IN 46106

(Cou/Press Sept 18, 2010)

APPENDIX C: SOUTH EVANSVILLE CENSUS TRACT MAP

South Evansville Census Tracts



APPENDIX D: MCDC BOARD RESOLUTIONS

APPENDIX E: EVANSVILLE CITY COUNCIL RESOLUTIONS

**RESOLUTION OF THE BOARD OF DIRECTORS
OF MEMORIAL COMMUNITY DEVELOPMENT CORPORATION**

The Board of Directors of Memorial Community Development Corporation, organized and existing under the laws of the State of Indiana (hereinafter referred to as the "Corporation"), having met at a duly called meeting of the Board of Directors at which a quorum of the Board members was present, hereby resolves as follows:

WHEREAS, the South side of Evansville, Indiana is a target area in need of revitalization;

WHEREAS, the South Evansville Redevelopment Plan (the "Plan"), a community redevelopment / revitalization plan, has been developed for the target area.

WHEREAS, the Plan includes as a goal the production of affordable rental housing and also includes implementation measures, an assessment of physical structures and infrastructure, and an assessment of area demographics;

WHEREAS, the proposed development of Burdette Oaks Apartments and Memorial Commons support the goals of the Plan;

WHEREAS, the Corporation has held a public forum to seek community input regarding development of the Plan and input on the design, siting, development, and management of the proposed housing developments.

NOW, THEREFORE, the Corporation, having met at a duly called meeting of the Board of Directors at which a quorum of the board members was present, hereby resolves as follows:

RESOLVED, that the Corporation hereby adopts the South Evansville Redevelopment Plan; and

RESOLVED FURTHER, that Corporation supports the Burdette Oaks Apartments and Memorial Commons affordable housing projects, recognizing that the projects further the goals of redevelopment and revitalization of the target area as identified in the Plan.

SECRETARY'S CERTIFICATE

The undersigned, being the duly elected secretary of Memorial Community Development Corporation hereby certifies that the attached resolution was passed by the Board of Directors of Memorial Community Development Corporation at a meeting at which a majority of the Board of Directors was in attendance.

Secretary

By: _____

Printed Name: _____

Date: _____

**RESOLUTION OF THE
EVANSVILLE CITY COUNCIL**

WHEREAS, the South side of Evansville, Indiana is a target area in need of revitalization;

WHEREAS, the South Evansville Redevelopment Plan (the "Plan"), a community redevelopment / revitalization plan, has been developed for the target area.

WHEREAS, the Plan includes as a goal the production of affordable rental housing and also includes implementation measures, an assessment of physical structures and infrastructure, and an assessment of area demographics;

WHEREAS, the proposed development of Burdette Oaks Apartments and Memorial Commons support the goals of the Plan;

WHEREAS, a public forum was held to seek community input regarding development of the Plan and input on the design, siting, development, and management of the proposed housing developments.

NOW, THEREFORE, the Council, having met at a duly called meeting of the Evansville City Council at which a quorum of the council members was present, hereby resolves as follows:

RESOLVED, that the South Evansville Redevelopment Plan is hereby adopted;
and

RESOLVED FURTHER, that the Burdette Oaks Apartments and Memorial Commons affordable housing projects further the goals of redevelopment and revitalization of the target area as identified in the South Evansville Redevelopment Plan.